

**Withington Parish Council Meeting
Wednesday 5th March 2025
at 6.30pm in the Parish Room**

Minutes

75/2024 Present: Councillors: Phil Heath (Chair), Neil Maxwell, Lesley Stone, Martin Timmis, Alan Williams, Cllr Lezley Picton, Denise Roscoe (Clerk) and 25 members of the public

76/2024 Welcome: The Chairman welcomed everyone

77/2024 Severn Trent Green Power – Solar Farm Project Update

The Chairman introduced James Sharp and Rob Ashby from Severn Trent Green Power (STGP)

James gave an overview of STGP and the development at Church Farm (see attached) which they acquired from Elgin. He explained that STGP are legally required to abide by the Planning Consent and attached conditions as approved by Shropshire Council.

Update: Tenders have been sent to prospective EPC's (Engineering, Procurement and Construction). An EPC will be appointed at the end of May and at the end of June a full construction plan along with dates will be produced. It is expected that the build will take 11/12 months to complete.

The name of a primary point of contact will be given to the Clerk in case of any problems and the Clerk will be notified of any bulk delivery dates. The traffic management plan will be in place for the full duration of the build. No one will be living on site.

78/2024 Apologies: None

79/2024 Declaration of Interest: None

80/2024 Approval of the Minutes for 8th January and 6th February 2025

The minutes were approved and signed by the Chairman

81/2024 Public Forum

Cllr Stone reported that a VE 80 Celebration Day was being held on 5th May on the Village Green; there will be sports, games, a fish and chip supper and entertainment. She asked for volunteers to help out.

Concerns were raised regarding the amount of rubbish being left on the lanes. Councillors agreed that this was out of their control and putting up notices wouldn't make a difference.

82/2024 Report from Cllr Lezley Picton

Cllr Picton reported that she is not standing for election in May and having worked in local government for 42 years was going to have a break.

Cllr Picton thanked Withington for being a pleasure to work with. Cllrs expressed their regret that Cllr Picton was leaving and thanked her for all her hard work and the support she had given to Withington Parish Council and the Village

Cllr Picton announced that Bill Rowland (Church Farmhouse) will be standing for election in the Tern Ward.

Plans are underway to transfer Shropshire Council's one-third ownership share of the Village Green to Withington Parish Council. If successful, Withington will then own the Village Green outright.

Minutes confirmed as correct 7th May 2025

Chairman

83/2024 Updates from Previous Meetings:

- Flooding outside Hucksters Cottage: No Update
- Faded "Slow" Sign on Rodington Road: **Action Clerk:** to report again on fix my street. Cllr Picton suggested the Area Manager be contacted as well.
- Flooding on roads: The cost for clearing drain channels on the bend between Church Farm and Hucksters cottage has been quoted at approximately £50-£100 by a local farmer who is insured to do the work. Cllrs **resolved** for work to be done.
- Road Sweeping: Woodlands Close - will be done under programme of routine maintenance. Sunnyfields – awaiting update
- Sewer & Drainage Update: Gail Robinson met with Environment Agency officers the problems with flooding are due to the sewerage system's capacity, condition and water ingress. Severn Trent and the Environment Agency seem reluctant to give information regarding the size of the sewer's catchment area. The property mitigation suggested by Severn Trent to Gail won't resolve the back up in her house and is likely to cause problems elsewhere in the village

84/2024 Finance Report

Approval of Accounts to date for the Parish Council and the Village Green

Payments approved:

WITHINGTON PARISH COUNCIL FINANCIAL STATEMENT 5 March 2025

Parish Council	
Brought Forward from 07/01/25	£2,058.39
Receipts since 07/01/25	£1,500.00
Severn Trent Green Power	£1,500.00
Payments Approved - 08/01/25	£12.00
Hire of Hall (Jan 25)	£12.00
Payments made since 07/01/25 for approval	£6.00
Hire of Hall (Feb 25)	£6.00
Balance Carried Forward to 05/03/25	£3,540.39
Coronation Proceeds	£291.71
Balance Available to the Parish Council	£3,248.68
Payments for approval - 05/03/25	
Hire of Hall (Mar 25)	£12.00
Clerk Salary (Mar 25)	£516.64
HMRC PAYE (Mar 25)	£129.20
Lanyon Bowdler (for STGP)	£1,800.00
Authorisation to pay the following if within budget amount:	

Payments made since 07/01/24

£6.00 Hire of Hall (Feb 25)

Village Green	
Brought Forward from 07/01/25	£4,225.31
Receipts since 07/01/25	£222.00
Friends of the Green	£222.00
Payments Approved - 08/01/25	£0.00
Payments made since 07/01/25 for approval	£324.34
Towergate (2 x Mower Insurance)	£324.34
Balance Carried Forward to 05/03/25	£4,122.97
Payments for approval - 05/03/25	
Authorisation to pay the following if within budget amount:	
Lawn Mower Maintenance, Hedge Cutting	

Payments for approval 05/03/25

£12.00 Hire of Hall (Mar 25)
£516.64 Clerk Salary (Dec 24 Qtr)
£129.20 HMRC PAYE (Dec 24)
£1,800 Lanyon Bowdler (Solar Farm)

The payment of £1,500 from Severn Trent Green Power was to cover the net cost of the invoice from Lanyon Bowdler who prepared a unilateral undertaking for the Solar Farm. The Parish Council has paid Lanyon Bowdler £1,800 and will reclaim the £300 VAT.

Councillors **resolved** to authorise bank account reconciliations at each meeting.

85/2024 Planning

Rowan House 25/00530/FUL: Erection of single-storey rear extension, detached garage and single-storey front extension to replace existing conservatory.

Minutes confirmed as correct 7th May 2025

Chairman

The Parish Council have no objections to the alterations proposed for the house. However, there are concerns regarding the detached garage:

- The garage is 4.75 metres high and situated on a raised part of the properties land and could be considered overbearing.
- The material and colour of the garage gives the impression of an industrial building that is not in keeping with a rural environment.
- The garage is located a metre from the boundary of the next-door neighbours Grade 2 listed building.

The applicant being aware of the above issues provided a revised plan at the meeting to address the neighbours' and the Parish Council concerns. The plan proposed to:

- Excavate the land by 300-400mm to reduce the overall height.
- Clad the building in fireproof treated wood.
- Move the building a minimum of 2.5 metres from the boundary
- Plant Mature evergreen trees to screen the building from the neighbour's view.

The Parish Council advised the applicant to submit the revised plan to Shropshire Council Planning so that it can be reviewed through the formal process.

Councillors **resolved** to publish their concerns on Shropshire Council's Planning Register **Action: Clerk**

Church Farm Solar Farm 22/03486/FUL:

Please see information given by Severn Trent Green Power above minute ref: 77/2024

Telford & Wrekin Council Local Plan 5 Year Review:

It has been confirmed that the proposed development sites at Rodington have not been included in the revised local plan.

86/2024 Policing Community Charter

Withington's priorities for the quarter April 2025 to June 2025

Councillors **resolved** to keep the present priorities: Speeding, investigation of fly tipping on private land and wildlife crime

87/2024 Village Green Committee Report

Report from Village Green Chairman:

- Storage building – entitled to erect storage facility subject to restrictions on size, materials and location. The type of building, the cost and location need to be investigated.
- Path – the northern section needs repair to avoid it becoming waterlogged. The western section needs to have more dust laid. The total cost is estimated to be £447 + VAT.
- Fence – The wooden fence (shared with the Shrubbery) at the western side of the green has begun to collapse due to at least 6 of the posts becoming rotten. The posts have been tethered as a temporary measure. **Action: Village Green Chairman** to get quotes.

As part of the VE Day Celebrations a raffle has been suggested to raise funds for the Village Green. It was agreed that to be able to sell tickets before the celebration day a licence would be needed.

Action: Cllr Williams to obtain a Small Societies Lottery Licence, on behalf of the Village Green. Cllr Timmis agreed to be the promoter of the Lottery as he is DBS checked.

The raffle tickets will need to be printed with the licence details. **Action: Cllr Stone** to arrange printing.

88/2024 Date of Next Parish Council Meetings: Wednesday 7th May 2025

Annual Village Meeting 7.00pm

Annual Parish Council Meeting 7.30pm

Annual Village Green Meeting 8.30pm

Minutes confirmed as correct 7th May 2025

Chairman